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This Instrument Prepared By:

White & Case LLP
900 North Michigan Avenue
Suite 1000
Chicago, Illinois 60611
Attention: William H. Schriver, Esq.

After Recording Return To:

Kirkland & Ellis LLP
300 North LaSalle
Chicago, Illinois 60654
Attention: Andrew Small, Esq.



1908817088D

Doc# 1908817088 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/29/2019 02:23 PM PG: 1 OF 5

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

11809439 101

SPECIAL WARRANTY DEED

THE UNDERSIGNED GRANTOR DECLARES:

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ZRG-CVI LAKESHORE MARINE DRIVE, L.L.C., a Delaware limited liability company ("**Grantor**"), does hereby GRANT, BARGAIN AND SELL to WEISS MOB PROPERTY HOLDINGS, LLC, a Delaware limited liability company ("**Grantee**"), having an address of c/o Davidson Kempner Capital Management LP, 520 Madison Avenue, 30th Floor, New York, New York 10022, and its successors and assigns, FOREVER, the real property located in the City of Chicago, County of Cook, State of Illinois, and more particularly described in **Exhibit A** attached hereto and made a part hereof (hereinafter referred to as the "**Land**"), together with, all and singular, adjacent streets, alleys, rights-of-way, rights, benefits, licenses, interests, privileges, easements, tenements, hereditaments and appurtenances on the Land or in anywise appertaining thereto, and the improvements, structures and fixtures located upon the Land, subject to the "**Permitted Exceptions**" (*i.e.*, real property taxes and assessments, unrecorded leases, all matters of record and all matters that would be reflected on an accurate survey, as of the date hereof).

AND Grantor, for itself, and its successors and assigns, hereby covenants with Grantee that it has not done or suffered to be done, anything whereby the said real property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor is lawfully seized of said real property in fee simple, subject, however, to the Permitted Exceptions; that Grantor has good right and lawful authority to sell and convey said real property; and hereby

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warrants the title to said real property and will WARRANT AND DEFEND the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

ADDRESS OF REAL ESTATE: 4700 North Marine Drive, Chicago, Illinois 60640.

PERMANENT TAX IDENTIFICATION NUMBERS: 14-16-101-001-0000

[Remainder of page left blank intentionally. Signatures appear on the following page.]

Property of Cook County Clerk's Office

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8 IN WITNESS WHEREOF, the undersigned hereby executes this instrument as of the
day of March, 2019.

GRANTOR:


ZRG-CVI LAKESHORE MARINE DRIVE, L.L.C.,
a Delaware limited liability company



By: Zeller-Marine, L.L.C.,
a Delaware limited liability company,
its Manager

By: Zeller-Marine Investors, L.L.C.,
a Delaware limited liability company,
its Manager

By: The Zeller Family Group, L.L.C.,
a Delaware limited liability company,
its Manager

By: Paul M. Zeller
Name: Paul M. Zeller
Title: President

REAL ESTATE TRANSFER TAX		29-Mar-2019
	CHICAGO:	169,125.00
	CTA:	67,650.00
	TOTAL:	236,775.00 *
14-16-101-001-0000 20190301617764 1-442-602-400		
*Total does not include any applicable penalty or interest due.		

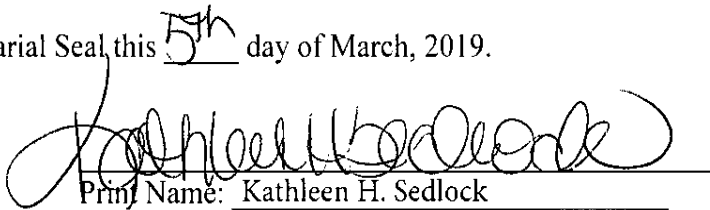
REAL ESTATE TRANSFER TAX		29-Mar-2019
	COUNTY:	11,275.00
	ILLINOIS:	22,550.00
	TOTAL:	33,825.00
14-16-101-001-0000 20190301617764 1-612-477-856		

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STATE OF ILLINOIS)
)
 COUNTY OF COOK)

The foregoing instrument was acknowledged before me this ____ day of March, 2019, by Paul M. Zeller, the President of The Zeller Family Group, L.L.C., a Delaware limited liability company, which is the Manager of Zeller-Marine Investors, L.L.C., a Delaware limited liability company, which is the Manager of Zeller-Marine, L.L.C., a Delaware limited liability company, which is the Manager of ZRG-CVI Lakeshore Marine Drive, L.L.C., a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument is his free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 5th day of March, 2019.


 Print Name: Kathleen H. Sedlock

Notary Public

My Commission expires: 12/28/21



Send subsequent tax bills to:

Weiss MOB Property Holdings, LLC
c/o Davidson Kempner Capital Management LP
520 Madison Ave, 30th FL
New York, NY 10022
Attn: Andrew Shore

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EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Parcel 1:

Lot 1 (except the South 123.75 feet and except that part thereof included in Lakeside Place Superior Court Partition of the South 1531 feet of Lot 1, except so much thereof as was conveyed to Devotion C. Eddy by Deed dated February 10, 1855 and recorded February 13, 1855 in Book 80, Page 338) in School Trustee's Subdivision of Fractional Section 16, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; being also described as follows:

Lot 1 (except the North 28 feet thereof taken for Lakeside Place and except the South 123.75 feet thereof as measured along the West line of said Lot) according to the Plat thereof filed as Document 88095 in the Superior Court partition of part of the South 1531 feet of Lot 1 in the School Trustee's Subdivision of Fractional Section 16, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Parcel 2:

The North half of that part of West Leland Avenue lying East of the East line of North Clarendon Avenue and Westerly of the Westerly line of North Marine Drive (being a tract lying North of a line commencing at a point that is equidistant from the Northwest and Southwest corners thereof and extended due East to the Westerly line of North Marine Drive), and also being described as a portion of the North 66 feet of the South 123.75 feet of Lot 1 in partition of the South 1531 feet of Lot 1 in School Trustee's Subdivision of fractional Section 16, Township 40 North, Range 14, East of the Third Principal Meridian, as vacated by Substitute Ordinance recorded January 14, 2005 as Document 0501422209, in Cook County, Illinois.

excluding from the foregoing that part of the North half of vacated West Leland Avenue, lying East of the East line of North Clarendon Avenue and Westerly of the Westerly line of North Marine Drive, as vacated by substitute ordinance recorded January 14, 2005 as document number 0501422209 and by substitute ordinance recorded June 13, 2005 as document number 0516439110 and also being described as a portion of the North 66 feet of the South 123.75 feet of Lot 1 in partition of the South 1531 feet of Lot 1 in School Trustee's Subdivision of fractional Section 16, Township 40 North, Range 14, East of the Third Principal Meridian, lying South of a line drawn from a point 31.12 feet South from the intersection of the North line of the South 123.75 feet of Lot 1 aforesaid, being also the North line of vacated West Leland Avenue aforesaid, with the East line of North Clarendon Avenue aforesaid, as measured along said East line, to a point 31.51 feet Southerly from the intersection of the North line of the South 123.75 feet of Lot 1 aforesaid with the Westerly line of North Marine Drive, as measured along said Westerly line, in Cook County, Illinois.